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making the said payment the said Wilson Porter Smith entered into possession of the aforesaid lot or parcel of land, but that the said Edward H. Schaffer failed or neglected to deliver to the said Wilson Porter Smith a deed of conveyance for the said lot or parcel of ground.

- 3. That from the time the said Wilson Porter Smith purchased the said lot or parcel of ground, paid the said purchase price in the amount of \$700.00, and entered into possession of the premises, he maintained continuous, exclusive and notorious possession of the same until the date of his death and that State and County taxes on the said real estate were paid by the said Wilson Porter Smith from 1931 until his death.
- 4. That the said lot or parcel of ground had been acquired by the said Edward H. Schaffer by deed from Luther M. Main and Anna M. Main, his wife, dated October 3, 1923 and recorded in Liber 346, folio 37, among the Land Records of Frederick County, Maryland, a copy of which said deed is filed herewith and marked "Exhibit B".
- Schaffer to deliver a proper deed of conveyance to the said Wilson Porter Smith continued for a period of time following the purchase of the aforesaid real estate, as hereinbefore described, but that the said Wilson Porter Smith being unlearned in the law did not realize the difficulties which would arise from the said failure or neglect, and that before the said Edward H. Schaffer had delivered unto the said Wilson Porter Smith a propertdeed of conveyance he, the said Edward H. Schaffer, then being a man approaching old age, removed from Frederick County, leaving behind him neither relatives nor information as to his whereabouts known to your Complainants.
- 6. That on the 24th day of November, 1954, while he was in his last illness and only nine days prior to his death, the said Wilson Porter Smith made his affidavit with respect to the

MATHIAS AND MATHIAS
ATTORNEYS AT LAW
FREDERICK, MARYLAND